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# Text Amendment

**Case:** TC1000006 Commercial Infill  
**Ordinance Amendment:** to establish a new commercial zoning district for the Urban and Compact Neighborhood Tiers

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# Commercial Infill District

## Project Origin

- Challenges were identified by the community
- Staff evaluation of small Urban Tier commercial areas
- Workshops May 2010 and October 2010

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# Commercial Infill District

## Article 5, Use Regulations

- Uses similar to other commercial districts
- Focus on unique character

## Article 6, District Intensity Standards

- Established urban lot standards
- Clarify and organize formatting

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# Commercial Infill District

## Article 9, Landscaping and Buffering

- Urbanized buffer standards
- Created buffer alternatives
- Simplified Vehicle Use Area (parking lot)  
Landscaping
- Established urban street tree and alternatives requirements

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# Commercial Infill District

## Article 10, Off-Street Parking and Loading

- Modified the required CI parking
- Expansion of on-street parking for the Urban Tier

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# Commercial Infill District

## Recommendation

- Staff recommends approval of the text amendment
- Planning Commission recommended approval, 11-0, on February 8, 2011